

CAMBRIDGE MEWS

CONDOMINIUM ASSOCIATION, INC.
Board of Directors Meeting

DATE: Thursday, October 20, 2016 at 10:00 AM

LOCATION: Clubhouse

CALL TO ORDER: Barbara Henschell called the Board of Directors meeting to order at 10:00am.

DETERMINATION OF A QUORUM: A quorum was established with Barbara Henschell, Robert Stechschulte and Paul Lanke. Also present was Brian Rivenbark with Sunstate Association Management Group (SMGI).

PROOF OF NOTICE OF MEETING: The notice for the meeting was posted in accordance with the Bylaws of the Association and the requirements of the Florida Statute 718.

MINUTES: A motion to approve the meeting minutes from September 15 was made by Paul and second by Barbara.
Motion passed unanimously.

PRESIDENT'S REPORT: No Report.

HOMEOWNER COMMENTS: Homeowner stated that there are a lot of weeds in the turf. Bob stated that M&E landscape will be applying fertilizer and weed kill this week.

TREASURERS REPORT: Paul reported that Cambridge Mews is projected to have a \$4000 surplus at the year end. This surplus will be rolled over into the reserves.

2017 Budget discussion: Paul presented the proposed 2017 budget. Paul stated that there will not be an increase in the quarterly fee of \$750. The reserve assessment will contribute \$15,400 toward reserves in 2017.

Paul asked Bob if it was a possibility to mulch every 18 months instead of on an annual basis as this could save the association approximately \$4600 over three years. Bob stated that this would be ok.

Paul presented a 10-year view of the reserve funding showing a forecast of reserve funding.

Brian will mail the proposed 2017 budget and reserve schedule to the membership.

GROUNDS AND LANDSCAPE REPORT: Brian stated that the new owner at 784 Tartan reported that he needs the palm tree between his and the unit next to him trimmed. Bob and Brian will visit this homeowner after the meeting.

Paul stated that the white stones in the middle of the driveway will need to be replenished. There are also weeds in the rocks as well.

Paul stated that he would like to see an official site plan showing the property line location behind Cambridge Mews at the preserve. The pepper trees in the preserve have been trimmed by the new HOA.

Paul asked if there was an update on re-sealing the roads. Barbara and Bob both stated that it is scheduled and in process.

UNFINISHED BUSINESS: None

NEW BUSINESS: None

ADJOURNMENT: The meeting was adjourned at 11:00 am

NEXT MEETING DATE: The next meeting will be November 17 2016 at 10:00 am

Respectfully submitted by Brian Rivenbark, For the Board of Directors of Cambridge Mews